

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9833 Washington Permanent Savings & Loan
Association, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board
on November 13, 1968.

EFFECTIVE DATE OF ORDER - December 2, 1968

ORDERED:

That the appeal for permission to erect a bank and
office building with roof structures in accordance with
Section 3308 of the Zoning Regulations, and variance of
the setback requirements of Section 5201.23 at 5630
Connecticut Avenue, N.W., lot 12, Square 1860, be granted.

FINDINGS OF FACT:

1. Subject property is located in a C-1 District.
2. It is proposed to erect a 3-story bank and office
building with a roof structure which is to house mechanical
equipment and a stairway.
3. The lot area is 7,000 square feet and the floor
area of the proposed building will be 6,982 square feet
with an F.A.R. of .997. The total area of the proposed
roof structure is 451.5 square feet with an F.A.R. of .064.
4. Material and color of the street facade of the
building will be red brick with a highlight grey cast stone
parapet. The material and color of the roof structure will
be light grey concrete split rock brick.
5. It is proposed to erect a roof penthouse containing
a stairway and mechanical equipment without setback from
the south lot line.
6. Appellant alleges hardship on the basis of the
narrow width of the building and the resultant unusable
areas if the required stairway and penthouse is set back
from the south lot line.

7. This appeal was filed and heard under plan by Allard and Joutz, Architects. Drawings numbered A-1, A-5 and A-7 were approved as noted by Mr. Arthur P. Davis, Architect-Member of the Board, on November 19, 1968.


8. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship sufficient to support the requested variances. Further, we consider that the granting of the variance will have no substantial adverse affect on nearby and adjoining property and the variances may be granted within the intent and purpose of the Zoning Regulations and Map. We conclude that the roof structures of the proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.